



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

File #: O2016-4810, Version: 1

**ORDINANCE** *AT~e.!*  
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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17.of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the BI-1 Neighborhood Shopping District symbols and indications as shown on Map No. 11-H in the area bounded by

The east-west public alley north of and parallel to West Irving Park Road; A line 139.40 feet west of and parallel to North Bell Avenue; West Irving Park Road; A Line 164.40 feet west of and parallel to North Bell Avenue;

to those of a BI-3 Neighborhood Shopping District

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2244 West Irving Park Road

# PROJECT NARRATIVE TYPE 1 ZONING AMENDMENT 2244 WEST IRVING PARK ROAD

BI-3 Neighborhood Shopping District

The applicant is requesting a zoning amendment from a BI-1 Neighborhood Shopping District to a BI-3 Neighborhood Shopping District for the proposed 4 story mixed use building with retail on the ground floor and dwelling units on floors 2 through 4 for a total of 3 dwelling units with 3 parking spaces.

Lot Area	2,885.25 square feet
Parking	3 Spaces
Front Setback	0 feet
Rear Yard	30 feet 7 inches
East Setback	0 feet
West Setback	0 feet
FAR	2.4
MLA	961
Building Square Footage	6,796 square feet
Building Height	46 feet 5 inches

## FINAL FOR PUBLICATION

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